

STATE LAND DEPARTMENT OF THE STATE OF ARIZONA
BEFORE THE STATE LAND COMMISSIONER

19

IN THE MATTER OF THE SALE OF STATE
LAND DESCRIBED AS FOLLOWS)

Notes & Bounds in Lots 3, 4, and in E½SW¼,
Section 19, Township 1 South, Range 7 East,
G&SRBM, containing 24.24 acres, more or
less, and more precisely described in the
body of this form.)

DECISION AND ORDER

RECITALS:

The Commissioner has considered the matter of the sale of the foregoing described State land. The land is now classified as Grazing & Agriculture, and is under a 0-1912, 1-385 & R/V-873 lease to C.E. Sato, M.E. Stokes & Roosevelt Water Conserv. District expiring 10-20-63, 6-30-66, & 8-5-66, respyly. Improvements on the land consist of: 2,697 ft. gunite main canal, one 600 ft. 20" well, canal turnout structure & bridge, one 1,000 ft. 20" well, claimed by Roosevelt Water Conservation District.

An application to purchase the land has been received from:
Roosevelt Water Conservation District - By: Francis S. Baker, Pres. Board of Directors
P. O. Box 268 - Higley, Arizona.

The Commissioner has caused an appraisal to be made of the land and improvements as provided by law, and they are found to be as follows:

Land Appraisal: \$ 150.00 per acre. Total Land Appraisal: \$ 3,636.00

Improvements Appraisal: \$ 124,000.00

DECISION AND ORDER:

It is the Decision of the Commissioner that it is to the best interests of the State that the said land be sold at not less than the appraised value hereinbefore stated, and it is hereby ordered that the following described land:

That portion of Lots 3, 4, and E½SW¼, Section 19, Township 1 South, Range 7 East, G&SRBM, more precisely described as follows: Beginning at the Southwest corner of said Section; thence S 89° 24' E, and along South line of said Section, 712.71 feet to the true point of beginning; thence N 11° 09' E, 2,199.94 feet to a point being the beginning of a curve to the left; thence Northerly and along said curve to the left 347.16 feet to a point; thence N 89° 29' W, 100.00 feet to a point; thence N 0° 31' E, 119.59 feet to a point of intersection with the East-West mid-section line; thence S 89° 29' E, and along said mid-section line 289.44 feet to a point; thence S 0° 50' 27" E, 2,629.23 feet to a point on the South line of said Section; thence N 89° 24' W, and along said South line, 678.24 feet to the true point of beginning, and containing 24.24 acres, more or less, excepting and reserving unto the United States rights-of-way for ditches and canals constructed by their authority, and subject to any existing easements or rights-of-way of record,

and the amount of the appraisal for improvements, if any, be advertised for sale as provided by law not less than thirty (30) days from the date of this Order, and that the land be sold to the highest bidder, but in no event for less than the appraised value as herein provided, plus the appraised value of the improvements, if any, and the cost of the sale.

GIVEN under my hand and
the seal of office this 10th
day of May 1961



Obed M. Lassen

STATE LAND COMMISSIONER

By: _____

Acting Deputy
State Land Commissioner

ACTION OF APPEAL BOARD:

Approved April 10, 1961.

Date

4-1-60

3-60

2 of 2

RWCD000009

SEC 19 157E

89.08	50.86
50.23	50.86
<u>1.22</u>	262.55
150.13	55.05
	55.05
	53.74
<u>289.66</u>	<u>150.13</u>
44	